

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, December 17, 2019, **6:00 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, D. Marshall
Others Noticed: T. Pinion, K. Downing, E. Truman, Josh Reinhardt, Scott Hewitt, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve October 15, 2019 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearing

- a. Public Hearing to consider a request from.

4. New Business

- a. Request to Rezone the property at 1208 9th Street to repeal the Planned Development Overlay that was approved on October 8th, 2019 to allow the existing office building on that site to be converted to a Family Day Care Center, by Karla and Josh Reinhardt, LC.
- b. Review and approve the Island Court Condominium Instruments to convert the existing two-family residential dwelling (duplex) to a Two-Unit Condominium at 815/817 Island Court by Patricia Vandre.

5. Adjournment

Phil Wedekind, Mayor Designee
Agenda prepared by Kris Jackson, 355-2730, Ext. 7309
Agenda Posted by Kris Jackson on December 12, 2019

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the City of Baraboo who are not members of the above Council, committee, commission or board may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above stated meeting, **other than the Council, committee, commission, or board identified in the caption of this notice.**

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

PLAN COMMISSION ITEM SUMMARY
December 17, 2019

SUBJECT: REQUEST TO REZONE THE PROPERTY AT 1208 9TH STREET TO REPEAL THE PLANNED DEVELOPMENT OVERLAY THAT WAS APPROVED ON OCTOBER 8TH, 2019 TO ALLOW THE EXISTING OFFICE BUILDING ON THAT SITE TO BE CONVERTED TO A FAMILY DAY CARE CENTER, BY KARLA AND JOSH REINHARDT, LC

SUMMARY OF ITEM A: At our August meeting, we recommended that this property be rezoned with a Planned Development Overlay, which was subsequently approved by the City Council, so Karla and Josh Reinhardt could convert the existing commercial building to a Family Day Care Center. Despite the fact that they had obtained a Day Care License from the State, unfortunately, they subsequently discovered their project would require State-Approved building plans and a sprinkler system since their proposed use was considered a change of use pursuant to the Commercial Building Code. As such, the entire building had to be brought up to the current Commercial Building Code standards. The Reinhardts did not anticipate the need for such “drastic” improvements and the costs for this conversion understandably became prohibitive. Accordingly, they would like the recent rezone of the Planned Development Overlay to be repealed and return the property to its underlying zoning classification – B-3, Highway Oriented Business.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Deny the rezone to repeal the Planned Development Overlay zoning.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve/Conditionally Approve/or Deny the proposed rezone.

SUBJECT: REVIEW AND APPROVE THE ISLAND COURT CONDOMINIUM INSTRUMENTS TO CONVERT THE EXISTING TWO-FAMILY RESIDENTIAL DWELLING (DUPLEX) TO A TWO-UNIT CONDOMINIUM AT 815/817 ISLAND COURT BY PATRICIA VANDRE.

SUMMARY OF ITEM A: This is a rather unique request. We are accustomed to considering requests for Conditional Use Permits to convert two-unit condominiums to Side-by-Side Single Family Attached Dwellings but this is sort of the opposite. There is an existing duplex at 815/817 Island Court. This property does not qualify for a conversion to Side-by-Side Single Family Attached Dwellings since there is insufficient frontage to comply with the Zoning Code requirement. The owner of the duplex wants to sell the two units independently and is requesting that the duplex be converted to a two-unit Condominium in accordance with our Subdivision and Platting Code and Chapter 703 of the Wisconsin State Statutes. Our Subdivision and Platting Code regulates Condominiums in the same fashion as subdivision plats. Chapter 703 requires certain Condominium Instruments, which includes the declaration and plat of condominium at a minimum. The owner has submitted a draft of the Condominium Instruments for your review.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18 – *Subdivision and Platting*, I have found the proposed Condominium application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Deny the Island Court Condominium Plat.

Minutes of Plan Commission Meeting October 15, 2019

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O'Neill, Tom Kolb, and Dee Marshall.

Also in attendance were Emily Truman, Carol Williams, Tom Turbett, Gregg Borucki, and Tim Moy.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Franzen to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Liston to approve the minutes of the September 17, 2019 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearings:

- a. Public Hearing to consider a request from TMBD Properties, LLC (Owner), and Baraboo Area Homeless Shelter, Inc. (Applicant) for a Conditional Use Permit to allow a Community Living Arrangement in an R-4, Four-through Twelve-Family Residential District, located at 1200 Silver Circle, City of Baraboo, Wisconsin – Carol William, 1350 Terrytown, Baraboo addressed the Commission. She spoke in favor of the homeless shelter being proposed. The hearing was declared closed.

New Business

- a. Request for a Conditional Use Permit to allow a Community Living Arrangement in an R-4, Four- through Twelve-Family Residential District, located at 1200 Silver Circle, City of Baraboo, Wisconsin, by TMBT Properties, LLC (Owner), and Baraboo Area Homeless Shelter, Inc. (Applicant) – Father Dave Mowers, 115 6th Avenue, President of Baraboo Homeless Shelter introduced him to the Commission. He gave the background of the organization, which was founded in November of 2018. He said the organization has a board of nine. He said their vision is to be a place that each individual receives connections to services to help them find new housing and whatever supportive services to maintain that housing. Mowers then presented the Commission with plans that he believes are both compliant and will pass state inspection. Attorney Truman said that she met with Mowers and Pinion regarding provisional requirements that were needed. Truman also said if the Commission was inclined to move forward with this, she would encourage that it be made contingent upon the plans being approved the City Engineer and the State. Kolb congratulated Mowers and the board for their work. Kolb asked if 32 people were ambitious and manageable. Mowers said what they would like is 30 as a state of capacity number. He said based on state data there are 80-100 people that are homeless in Sauk County, and two-thirds are single men for whom there are no homeless beds in Sauk County. He said that the organization is in partnership arrangement set up with Community Action Coalition of Sauk County, and they will actually be the employees for this shelter. He said they intend to have a man and a woman in the shelter who are house managers. Kolb asked the plan for transporting people to appointments. Mowers said that they have applied for a grant from the SSM St. Clare Foundation that would fund a line in their budget specifically for transporting people to appointments. He said they also want to work on a deal with the cab company. Mowers said that clients would have a pre-screening, background check, which in most cases will be by phone. Mowers gave a detailed presentation regarding the entrance procedures. Kolb asked what the plan was to move people into permanent housing. Mowers said that they will let people stay for 30 days to begin with, and if there are situation in their individual background make it such that finding a permanent house within 30 days in not feasible, we will allow it to be extended out for a total of 90 days per calendar year. Kolb said that Baraboo is a tough community to find affordable housing. Mowers said that the lack of affordable housing to put people in would be the biggest hurdle. Therefore, Mowers said so if there is going to be longer than 90 days it if is going to be driven not by their operation, but a lack of affordable housing. It was moved by Liston to approve the Conditional Use Permit to allow a Community Living Arrangement at 1200 Silver Drive, with the condition that the City and the State approve the plans. Tom Kolb seconded the motion. On roll call for motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, Marshall, and Wedekind. Nay – 0. Motion carried 7-0. Mowers stated that the owners is TMBT, not TMBD as stated in the agenda.
- b. Consider request for Conditional Use Permit for an Electronic Variable Message Sign for the Sauk County Innovation Center at 201 8th Avenue, in a B-1 Central Business zoning district, by Beancounter Investments LLC – Tom Turbett, Rainbow Signs introduced himself and Tim Moy to the Commission. Turbett said that at the last meeting, this request was postponed waiting for feedback from the Police Chief, and he thinks that has been accomplished. Attorney Truman said that she spoke with Chief Schauf and his only concern was if the sign was flashing red and blue for obvious reasons. Liston moved, Franzen seconded to approve the request for an Electronic Variable Message Sign at 201 8th Avenue as requested. Kolb stated that there would be no scrolling, and Turbett confirmed that there would not be. On roll call vote for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Marshall, Wedekind, and Thurow. Nay – 0, motion carried 7-0.
- c. Consider a request to rezone a portion of the 5.3-acre parcel located on the north side of South Blvd. between State Rd 136 and Commerce Avenue (formerly occupied by the Honey Boy Mobile Home Park) from its current B-23 Highway Oriented Business zoning classification to an I-3 Industrial/Business or I-4 Planned Industrial/Business zoning classification for a Self Service Storage Facility, by Jerzy Maj, d/b/a Maj 3 LLC – Jerzy Maj introduced himself to the Commission. He said he owns the property and would like the Commission to rezone the property to I-3 or I-4. He said that it is his desire to utilize this property to build Self Service Storage units. He said that the front part of the property, approximately 1-1/2 acres would be divided and kept for Highway-Oriented Business. He said he has one party interested in it. Liston said that he is opposed to this request. Kolb also is opposed to this plan, and feels that this property should stay zoned B-3. Franzen said that in the introduction it was stated that Maj was more concerned about making this a used car lot, and he feels that the City does not need another used car lot, and would like it to be more presentable. Marshall does not want this hurting the retail establishments around the property, and to have another storage facility so close would not be appealing, and she is opposed to it. Franzen move to rezone the property to either I-3 or I-4. Truman said that rezoning the property would allow storage units and asked Franzen if he was in favor of the request, he answered no, he is opposed to the request. Truman said for clarity purposes at this time the proposed is zoned B-3, and self-storage units are not allowed, so what Maj is seeking is either an I-3 or I-4, which would allow self-storage units. Franzen said that he understood that, but he will vote against it. Greg Borucki, MSA said he put

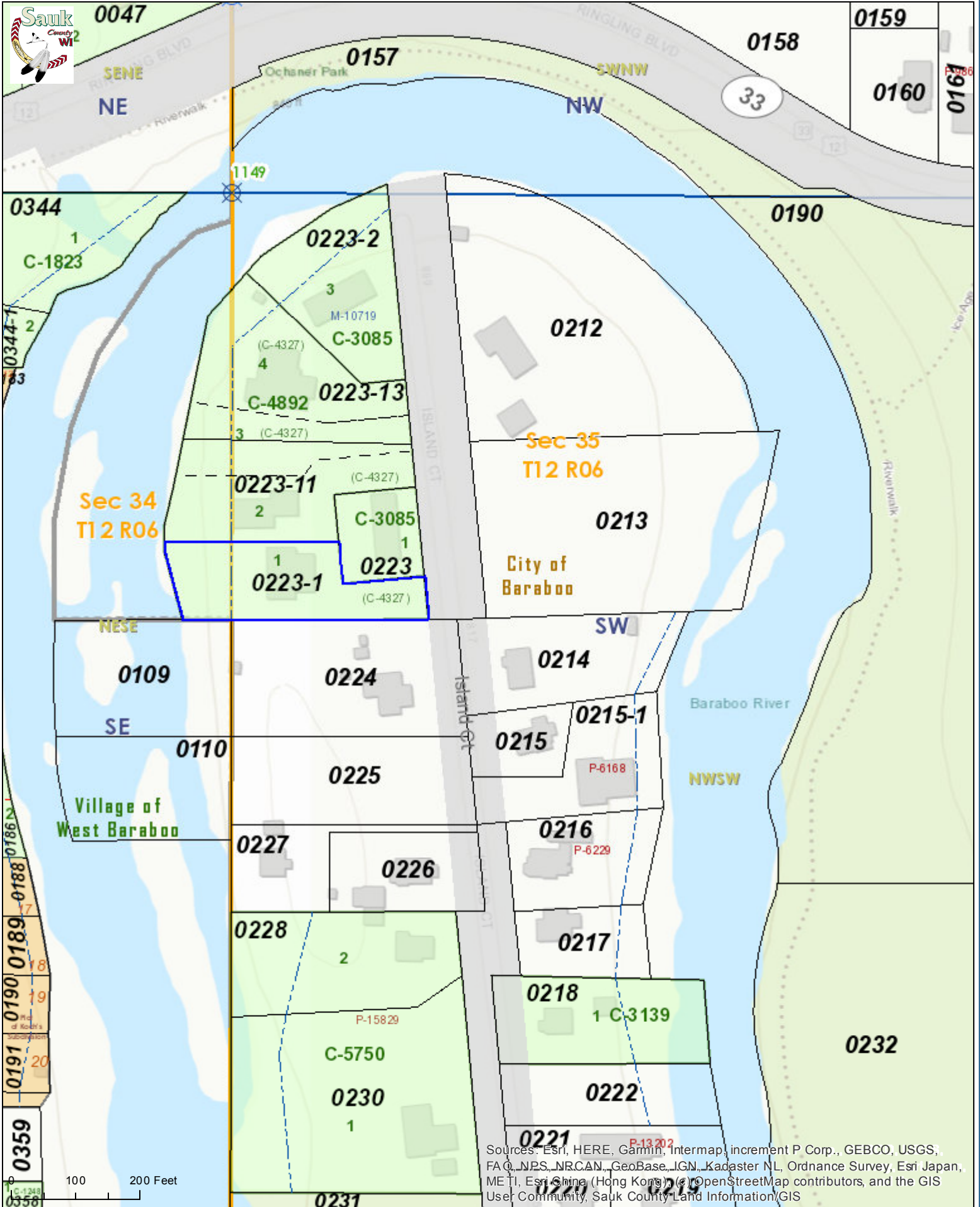
this layout together, and asked if there is anything of the layout that could be changed, they left 1-1/2 acre commercial in the front, tucked in the sides so no one sees the storage unit, that is why they slid them all around the back side on the east side. He said there is green space, plant, and trees. Liston said that he is opposed to the use. Marshall asked what would be seen from Highway 136. Borucki said that from Highway 136 there are existing buildings on the backside of the building. Maj said that they would not be visible from Highway 136, there is the shopping plaza, which completely block them, and the property does not go past the Chinese Buffet. Maj then explained the other views. The motion died for the lack of a second.

- d. Review and recommendation to revise list of Permitted and Conditional Uses in a B-2 Neighborhood Business zoning district – Truman presented the current code addressing all the permitted and conditional uses for what is currently zoned B-2. She said that the B-2 areas are spot zoning area. She said arguably, the intent for this spot zoning is for the businesses or whatever there to be comfortably placed at what is typically a residential type area. Truman said because some of the current permitted used and conditional uses may not be so great in a primarily residential area, it was suggested that the Commission go through these and see if there are any that the Commission would like to see stricken. She said one of main reason for this coming before the Commission was that right now in a B-2 a principal permitted use includes automotive sales and services. Kolb's list to strike would be Dry Cleaning Establishments, Automobile Sales and Service, Trailer Sales and Rental, including Manufactured Homes, and Boat Sales. Kolb said he did not know about Paint, Glass, and Wallpaper Stores, and Electrical Supply and Repair Shops. Kolb then listed the Conditional Uses that he would like to be stricken: Limit Group Development to Office Development and Condos only, eliminating the strip malls, Laundromats, Convenience Stores, and Automotive Parts Stores. Kolb moved to eliminate the uses listed on his list presented by him to the Commission from permitted uses, and conditional uses in the B-2 Zoning Districts. Truman said for the record they are: 2f, 2w, 2af, 2ah, 4g, 4l, 4u, and then amending 4e to be limited to Office Developments, and Condos only. Kolb answered in the affirmative. Franzen seconded the motion. On roll call for the motion, Ayes – Liston, O'Neill, Kolb, Marshall, Wedekind, Thurow, and Franzen. Nay – 0, notion carried 7 – 0.

Adjournment - It was moved by Liston, seconded by Kolb to adjourn at 5:52 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

Sauk County Land Information/GIS Web Map



DECLARATION OF CONDOMINIUM

PATRICIA C. VANDRE, (the “Declarant”), hereby declares that the real estate described below is subject to the Wisconsin Condominium Ownership Act, and specifically Wisconsin Statute §703.365 (small residential condominium), and as hereafter amended. Said real estate and all the improvements now or subsequently placed thereon and all the pertinent rights shall be known and described as **ISLAND COURT CONDOMINIUM** (The “Condominium”). The Condominium address shall be 815 Island Court, Baraboo, WI 53913. All references herein to “Declarant” shall refer to Patricia C. Vandre

1. **Description of Land.** The land which is the subject of this Declaration and upon which the improvements are and will be located is described as Lot 1 in Certified Survey Map Number 4892, as recorded in the Register of Deeds Office for Sauk County, Wisconsin. A map showing the location and boundaries of the Condominium is shown on the Plat of Condominium recorded on the date of recording of this Declaration, and incorporated herein by reference.
2. **Unit Definition.** A Unit is a part of a building located within the Condominium which is, as delineated on the Condominium Plat, together with easement rights for the water, sewer, gas and electrical lines extending outward from the boundaries of the Unit and its appurtenant limited common element, into and through the other Unit and its appurtenant limit common element to the point of intersection with the main lines installed for the provision of such services. There are two (2) Units.
3. **Description of Units.** Units are identified by the Numbers 1 and 2, each of which is a single family dwelling which is part of a duplex building designed and constructed for 2 (2) separate single family dwelling Units. Each separate dwelling constitutes a separate Unit. Each Unit and its area and location, are shown on the Condominium Plat. Working drawings and general specifications for the project are on file at the office of Declarant at 815 Island Court, Baraboo, WI 53913.

Return to: Duren Law Offices, LLC 158 East Main Street, Suite A1 Reedsburg, WI 53959

Parcel No. 206-0223-10000

4. **Description of Limited Common Elements.** Limited Common Elements are elements which are owned by the Unit owners of the Condominium, but are assigned, maintained and which use is limited to a single, specific Unit. Each Limited Common Element consists of a parcel of land designated for each Unit, (sometimes referred to as the "Limited Common Area"), as shown on the Condominium Plat. Within each area designated as a Limited Common Element there is one portion of a duplex building intended for independent, single family use and habitation, which constitutes the Unit. The Limited Common Element includes only that area outside and beyond the exterior walls of the Unit so defined. Each Unit owner shall have the exclusive use of the Limited Common Element defined with such Unit, but such use shall be limited to incidental residential and recreational use consistent with the applicable zoning laws and regulations for the zoning district for the City of Baraboo. Limited Common Elements also include those sidewalks, walkways, private driveways, parking stalls, landscaping, including lawns, shrubbery and trees, located in the Limited Common Elements but not within the designated Unit.
5. **Description of Common Elements.** Common elements are defined as the roof, siding, gutters, and the driveway beyond the 18 ft. parking area.
6. **Encroachments.** If any portion of the utility lines, pipes, or facilities used for a Unit shall encroach upon any other Unit or Limited Common Element, as a result of the duly authorized construction, reconstruction or repair of improvements within the Unit or Limited Common Element, or as a result of settling or shifting of improvements within a Unit, a valid easement for the encroachment and for its maintenance shall exist so long as improvements to the Unit remain. The existing physical boundaries of a Unit constructed or reconstructed in substantial conformity the Condominium Plat shall be conclusively presumed to be its boundaries, regardless of the settling or shifting of such improvements and regardless of minor variations between the physical boundaries described in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Unit.
7. **Residential Use.** Both Units and Limited Common Element are intended for residential use and accessory uses consistent with the applicable zoning laws of the City of Baraboo.
8. **Owners Association.** The affairs of the Condominium shall be vested in a not-for-profit unincorporated association formed for such purpose. Said association is named "Wynwood Circle Condominium Association" (the "Association"). The owner or owners of each Unit in the Condominium shall upon acquisition of such ownership interest also become a member of the Association, as more particularly set forth herein and in the By-laws of the Association.
9. **Percentage Interests.** Each Unit owner shall, own a one-half (1/2) interest in the Condominium; provided however, that where more than one person has an

ownership interest in a Unit, such persons shall jointly own the percentage interest in the Condominium also; and further provided that the ownership of the Unit and the percentage interest in the Condominium shall not be conveyed separately and apart from each other. The costs of liability insurance and repairs as deemed necessary from time to time by the Association, as well as the creation of reserves for such expenses, shall be assessed to each Owner on the basis of his/her percentage interest in the Condominium. All other funds for the payment of Common expenses and for the creation of reserves for the payment of future Common expenses shall be obtained by equal assessments against the owner of each Unit. Declarant shall be responsible for monthly assessments allocable to a Unit owned by Declarant until such time as the Unit is conveyed to a third-party owner. For the purposes of this paragraph, a mortgage or land contract vendor shall not be considered a third-party owner unless such party acquires full legal title to the Unit.

10. **Voting.** Each Unit shall be entitled to one vote for purposes of Association elections and upon other matters as provided in the Articles of Incorporation and By-Laws of the Association, and other matters otherwise provided for under the laws of the State of Wisconsin. In the event that the Unit owners are unable to decide a matter of interest to the Association or that affects the maintenance, repair and/or replacement of common elements of the Condominium, the then-current Chairman of the City of Baraboo Plan Commission, or its successor, is authorized to cast a tie-breaking vote in order to end an impasse or deadlock between Unit owners.
11. **Service of Process.** The resident agent for the Condominium shall be Patricia Vandre. Service of process shall be made upon Patricia Vandre at 815 Island Court, Baraboo, WI 53913, as provided in the Wisconsin Condominium Ownership Act. The Unit owners, at any time may designate a successor by unanimous vote of the Unit owners.
12. **Further Matters.**
 - (a) All present and future owners of Units, tenants of such owners and any other occupants of Units, employees of owners, or any persons that in any manner come upon the Condominium or any part thereof shall be subject to and shall comply with the provisions of this Declaration and the By-Laws and rules and regulations of the Association, as these instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into occupancy of any Unit shall constitute an acceptance by such owner, tenant or occupant of the provisions of such instruments, as they may be amended from time to time. The provisions contained in such instruments shall be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and fully stipulated in each deed, conveyance or lease thereof. The

enforcement may be by such judicial proceedings as the Association may deem appropriate as well as by the provisions of the Wisconsin Condominium Ownership Act.

- (b) Rules and regulations (in addition to the By-Laws) concerning the use of the Units may be promulgated and amended by the Association. Copies of such rules and regulations shall be furnished by the Association to each Unit owner prior to their effective date.
 - (c) In as much as this Condominium has no common elements, no escrow account or funding requirements for an escrow account is established.
 - (d) All terms used in this Declaration shall have the same meaning as used or defined in the Wisconsin Condominium Act unless the contract or this Declaration requires or specifically provides otherwise.
 - (e) Declarant incorporates by reference the provisions of Wisconsin Statutes Chapter 703, and any subsequent amendments thereto. In the event such statutory provisions conflict with the provisions of this Declaration, the provisions of Wisconsin Statutes, Chapter 703, as enacted and as hereafter amended shall control.
13. **Amendment of Declaration.** This Declaration may be amended only with the written consent of all of the Unit Owners and all of the Lenders, if any.

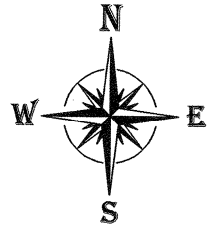
Declaration executed this 10th day of December, 2019.

PATRICIA C. VANDRE

AUTHENTICATION

Signature of Patricia C. Vandre authenticated this 10th day of December 2019.

Attorney Blake J. Duren
Title: Member State Bar of Wisconsin
State Bar No. 1092035



SCALE: 1" = 20'

BASIS OF BEARINGS:
IS THE WEST LINE OF THE SW1/4
WHICH IS RECORDED TO BEAR
N00°19'08"E PER C.S.M. 4892.

Island Court Condominium

BEING LOT 1, C.S.M. NO. 4892 AS RECORDED IN VOL. 27, C.S.M.S, PAGE 4892
& 4892A AS DOCUMENT NO. 820252 LOCATED IN THE NE1/4 OF THE SE1/4,
SECTION 34 AND THE NW1/4 OF THE SW1/4, SECTION 35, T. 12 N., R. 6 E.,
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.
CONTAINING: 20,810 SQ. FT. ± - 0.48 ACRES ±

BARABOO RIVER

COURT ISLAND

NE1/4-SE1/4

NW1/4-SW1/4

LOT 2 C.S.M. 4892
BY OTHERS

LOT 1 C.S.M. 4892

LOT 1
C.S.M. 3085
BY OTHERS

LCE 1

5,856 SQ. FT. ±
(0.13 ACRES ±)

LCE 2

6,467 SQ. FT. ±
(0.15 ACRES ±)

UNPLATTED LANDS
BY OTHERS

UNPLATTED LANDS BY OTHERS

COMMON ELEMENT

5,537 SQ. FT.
(0.13 ACRES)

SURVEYOR

SCOTT P. HEWITT
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

CLIENT/OWNER

PATRICIA C. VANDRE
815 ISLAND COURT
BARABOO, WI 53913

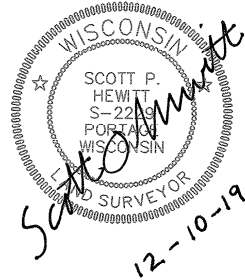
LEGEND

- 3/4" X 24" IRON ROD SET
(WT. = 1.5 LBS. / L.F.)
- 3/4" X 12" IRON ROD SET
(WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊙ CLEAN OUT
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ CABLE TV BOX

"L.C.E." ARE LIMITED COMMON ELEMENT
AREAS FOR EACH UNIT AND ARE
IDENTIFIED BY THE NUMBER OF THE UNIT
TO WHOSE USE THEY ARE LIMITED, ALL
PORTIONS CONSTRUCTED OR TO BE
CONSTRUCTED OF THE CONDOMINIUM
NOT SHOWN AS UNITS OR LIMITED
COMMON ELEMENTS ARE COMMON
ELEMENTS.

NOTE: A BLANKET UTILITY EASEMENT IS
RESERVED OVER ALL LIMITED COMMON
ELEMENTS FOR THE INSTALLATION AND
MAINTENANCE OF UTILITIES AS REQUIRED.

RECEIVED FOR RECORDING THIS _____
DAY OF _____, 2019 AT
_____ O'CLOCK ____ M. AND RECORDED IN
VOLUME _____ OF CONDOMINIUM
PLATS ON PAGE(S) _____ AS
DOCUMENT NO. _____
_____, REGISTER OF DEEDS
_____, COUNTY, WISCONSIN



Island Court
Condominium

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

FILE NO. 1219-700

PROJ. NO. 1219-700

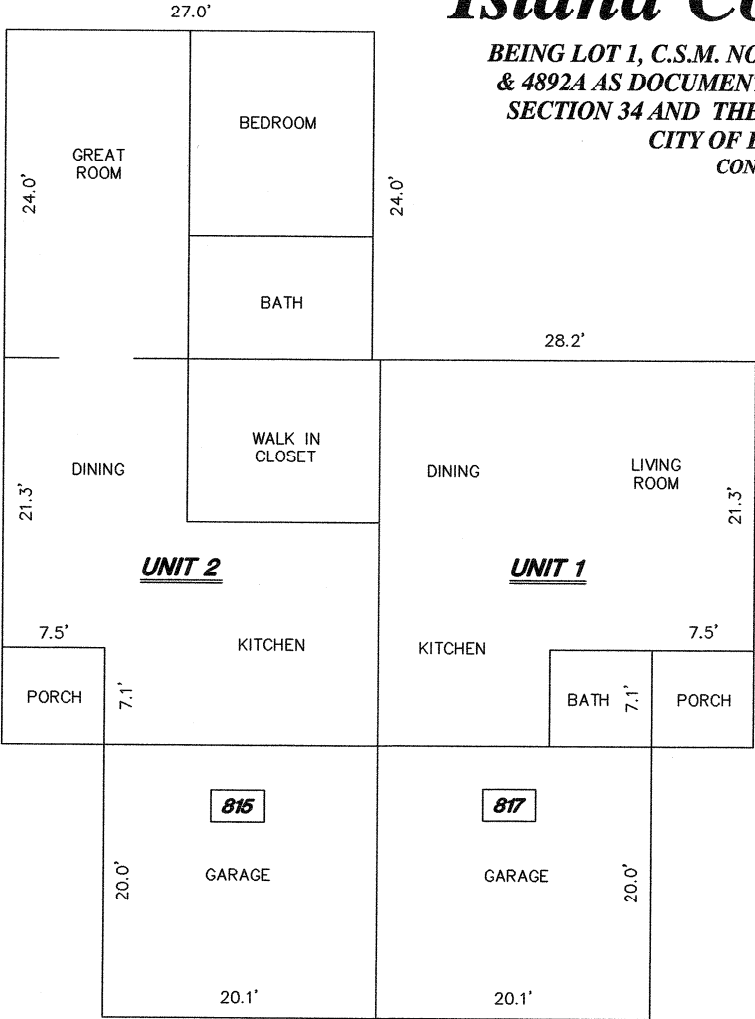
DWG NO. 1219-700

THIS INSTRUMENT DRAFTED BY T. KASPER

SHEET 1 OF 3

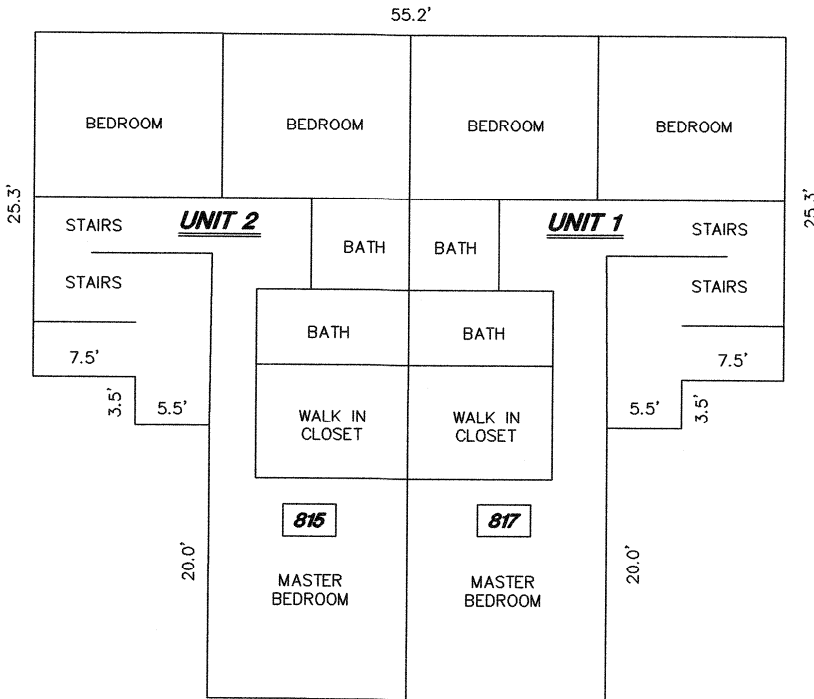
Island Court Condominium

BEING LOT 1, C.S.M. NO. 4892 AS RECORDED IN VOL. 27, C.S.M.S, PAGE 4892
& 4892A AS DOCUMENT NO. 820252 LOCATED IN THE NE1/4 OF THE SE1/4,
SECTION 34 AND THE NW1/4 OF THE SW1/4, SECTION 35, T. 12 N., R. 6 E.,
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.
CONTAINING: 20,810 SQ. FT. ± - 0.48 ACRES ±



FIRST FLOOR

(DIMENSIONS OF FOUNDATION)



SECOND FLOOR

"L.C.E." ARE LIMITED COMMON ELEMENT AREAS FOR EACH UNIT AND ARE IDENTIFIED BY THE NUMBER OF THE UNIT TO WHOSE USE THEY ARE LIMITED, ALL PORTIONS CONSTRUCTED OR TO BE CONSTRUCTED OF THE CONDOMINIUM NOT SHOWN AS UNITS OR LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

NOTE: A BLANKET UTILITY EASEMENT IS RESERVED OVER ALL LIMITED COMMON ELEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AS REQUIRED.

SCALE: 1" = 10'



SURVEYOR

SCOTT P. HEWITT
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

CLIENT/OWNER

PATRICIA C. VANDRE
815 ISLAND COURT
BARABOO, WI 53913

Island Court Condominium

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

FILE NO. 1219-700	PROJ. NO. 1219-700	DWG NO. 1219-700
THIS INSTRUMENT DRAFTED BY T. KASPER		SHEET 2 OF 3

Island Court Condominium

BEING LOT 1, C.S.M. NO. 4892 AS RECORDED IN VOL. 27, C.S.M.S, PAGE 4892
& 4892A AS DOCUMENT NO. 820252 LOCATED IN THE NE1/4 OF THE SE1/4,
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CITY OF BARABOO, SAUK COUNTY, WISCONSIN.
CONTAINING: 20,810 SQ. FT. ± - 0.48 ACRES ±

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, No. 2229 of the State of Wisconsin do hereby certify that the plat hereon is a correct representation of the property described and further certify that the identification and location of each Unit and Common Elements can be determined from the plat, condominium plans, and condominium documents.

I DO FURTHER CERTIFY that the survey made of this property is described in the Condominium Declaration and is in compliance with AE 7.01 of the Wisconsin Administration Code.

Scott P. Hewitt

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: December 10, 2019
File No. 1219-700

LEGAL DESCRIPTION

Being Lot 1, Certified Survey Map, No. 4892 as recorded in Volume 27 of Certified Survey Maps, pages 4892 & 4892A as Document No. 820252 located in the Northeast Quarter of the Southeast Quarter of Section 34 and the Northwest Quarter of the Southwest Quarter, Section 35 all located in Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin.
Containing 20,810 square feet, (0.84 acres), more or less. And being subject to servitudes and easements of use or record, if any.

COMMON COUNCIL RESOLUTION

Resolved, that **Island Court Condominium** in the **City of Baraboo**, Sauk County, Wisconsin, is hereby approved by the Common Council.

Mike Palm, Mayor

Date

I HEREBY CERTIFY that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Baraboo, Wisconsin, this _____ day of _____, 20____.

Brenda Zeman, Clerk



SURVEYOR

SCOTT P. HEWITT
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

CLIENT/OWNER

PATRICIA C. VANDRE
815 ISLAND COURT
BARABOO, WI 53913

CERTIFICATE of CITY TREASURER

STATE of WISCONSIN)
SS)
COUNTY OF SAUK)

I, **Lori Laux**, being duly elected, qualified and acting Treasurer of the **City of Baraboo**, do hereby certify that in accordance with my records in my office there are no unpaid taxes or special assessments as of _____, 20____ affecting the lands included in the plat of **Island Court Condominium**.

Lori Laux, Treasurer

Date

CERTIFICATE of COUNTY TREASURER

STATE of WISCONSIN)
SS)
COUNTY OF SAUK)

I, **Elizabeth Geoghegan** being duly elected, qualified and acting Treasurer of the **County of Sauk**, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20____ affecting the lands included in the plat of **Island Court Condominium**.

Elizabeth Geoghegan, County Treasurer

Date

CERTIFICATE of COUNTY REGISTER of DEEDS

Received for record this _____ day of _____, 20____, at _____ o'clock, ____ M. and recorded in Volume _____ of Plats on Page _____ as Document Number _____.

Brent Bailey, Register of Deeds

**Island Court
Condominium**

**GA GROTHMAN
& ASSOCIATES S.C.**
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

FILE NO. **1219-700**

PROJ. NO. **1219-700**

DWG NO. **1219-700**

THIS INSTRUMENT DRAFTED BY T. KASPER

SHEET **3** OF **3**



Front (north side) of 1208 9th Street



Right (west side) of 1208 9th Street



Back right (southwest) corner of 1208 9th Street



Back (south side) of 1208 9th Street

